



**GIBBINS RICHARDS**   
Making home moves happen

**3 Library Close, Bridgwater TA6 3FR**  
**£200,000**

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## First Floor Apartment \* Two Bedrooms \* Off Road Parking

This welcoming two double bedroom apartment enjoys its own private entrance, off-road parking and a fantastic location within easy walking distance of Bridgwater town centre.

Offering a real sense of home, the apartment benefits from a private ground floor entrance leading to the first floor accommodation and is warmed by gas central heating throughout. With off-road parking for one vehicle and a central yet convenient position, the property represents an excellent opportunity for first-time buyers, investors or downsizers alike.

Tenure: Leasehold / Energy Rating: B / Council Tax Band: A

Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

Total Floor Area - 757 sq.ft (70.3 sq.m) (approx)

Two double bedroom apartment

Open-plan living, kitchen and dining area

Off-road parking for one vehicle

Gas central heating.

Walking distance to Bridgwater town centre

Ideal for first-time buyers, investors or downsizers

Convenient access to transport links and amenities



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Entrance Hall

Storage cupboard. Stairs to first floor accommodation.

Landing

Open Plan Kitchen/Sitting/Dining Room

20' 0" x 16' 5" (6.1m x 5.0m) Dual front aspect windows. The kitchen is fitted with an integrated electric oven and hob, fridge/freezer, washing machine. Central heating boiler.

Bathroom

8' 10" x 6' 3" (2.7m x 1.9m) Rear aspect obscure window. Low level WC, wash hand basin and bath with over head shower. Heated towel rail.

Bedroom 1

15' 9" x 9' 6" (4.8m x 2.9m) Rear aspect window. Built-in wardrobe.

Bedroom 2

12' 10" x 10' 6" (3.9m x 3.2m) Rear aspect window.

Outside

Allocated off road parking for one vehicle.

#### AGENTS NOTE

This property is 'Leasehold' with a 999 year Lease commencing on 1st January 2022. There is an annual Service/Maintenance Charge which is currently levied at approximately £463.11. Full details of the Lease can be sought via your legal representative.



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GROUND FLOOR  
52 sq ft. (4.8 sq.m.) approx.

FIRST FLOOR  
705 sq ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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